



CITY OF WARWICK

POSTED: August 6, 2021

FRANK J. PICOZZI, MAYOR

AMENDED
Meeting Agenda
City of Warwick
Planning Board

Date: Wednesday, August 11, 2021
Time: 6:00 p.m.
Location: City of Warwick
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

AND

Via Zoom Virtual Meeting
<https://zoom.us/j/9648556889>

or

Via Phone
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or
833 548 0276
Webinar ID: 96485568891

- I. Call to Order
- II. Meeting Minutes—Discussion and/or Action and/or Vote:
 - A. July 2021 Meeting Minutes
- III. Applications—Discussion and/or Action and/or Vote, which may include, but not limited to, continuation of the application to a date to be determined at the meeting, approval, approval with conditions or denial of proposed applications, as may be modified by testimony and/or evidence presented throughout the meeting:
 - A. Public Hearing
Major Subdivision
Sprague-Covington Plat
Combined Preliminary/Final Approval

Location: West Shore Road
Warwick Assessor's Plat: 336
Warwick Assessor's Lots: 199 & 200
Applicant: Sprague Covington, LLC
Zoned: A-10-Residential
Area: 3.2 acres
Ward: 4
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is seeking a combined Preliminary/Final Approval of a Major Subdivision. The Applicant proposes to subdivide (1) one 3.2 acre lot, to create (4) four lots; (1) one new 2.3 acre lot for Open Space Land Dedication to the City of Warwick; (1) one new 10,749, square foot lot with less than required frontage and lot width for the development of a single-family dwelling, (1) one new 13,454 square foot lot with less than required lot width for the development of a single-family dwelling; and (1) one new 12,819 square foot lot with less than required lot width for the development of a single-family dwelling; in an A-10 Residential Zoning District.

The Applicant received conditional revised Master Plan Approval at the regularly scheduled May 12, 2021 Planning Board meeting and Zoning Board of Review Approval, Petition No. 10711 at the June 8, 2021 meeting.

**B. Public Informational Meeting
Major Land Development
2907 Post Road
Conditional Master Plan Approval/Zone Change Recommendation**

Location: 2907 Post Road
Assessor's Plat: 267
Assessor's Lots: 202
Applicant: RWR Real Estate Investment Group, LLC
Existing Zone: Office (O) and A-7 Residential
Proposed Zone: Office (O) and A-7 Planned District Residential (PDR)
Area: 30,774 square feet
Ward: 7
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is seeking a Conditional Master Plan Approval of a Major Land Development Project and a City Council Zone Change Recommendation. The Applicant is requesting Master Plan Approval and a Zone Change Recommendation from Office (O) and A-7 Residential to Office (O) and A-7 Planned District Residential (PDR). The Applicant is proposing to demolish the existing commercial Office building to allow for the development of an (8) eight unit multi-family

residential development; with less than required land area, frontage, lot width, side-yard setbacks, and parking within 15' of a residential structure, in an Office (O) and A-7 Planned District Residential (PDR) Zoning District.

C. Recommendation to the City Council
Request for a Zone Change from Office (O) and A-7 Residential to
Office and A-7 Planned District Residential (PDR), with exemptions

Location: 2907 Post Road
Assessor's Plat: 267
Assessor's Lots: 202
Applicant: RWR Real Estate Investment Group, LLC
Existing Zone: Office (O) and A-7 Residential
Proposed Zone: Office (O) and A-7 Planned District Residential (PDR)
Area: 30,774 square feet
Ward: 7
Surveyor: Ocean State Planners, Inc.

Project Scope

The Applicant is seeking a Zone Change Recommendation from Office (O) and A-7 Residential to Office (O) and A-7 Planned District Residential (PDR). The Applicant is proposing to demolish the existing commercial Office building to allow for the development of an (8) eight unit multi-family residential development; with less than required land area, frontage, lot width, side-yard setbacks, and parking within 15' of a residential structure, in an Office (O) and A-7 Planned District Residential (PDR) Zoning District.

D. Public Meeting
Minor Subdivision
Halliwell-Loring Road Plat
Preliminary Approval

Location: 39 Loring Road
Mayette Avenue
Assessor's Plat: 332
Assessor's Lots: 404, 406, 407, 410, 411, & 412
Applicant: Jon Halliwell
Zoning: A-7 Residential
Land Area: 19,600 square feet
Ward: 4
Surveyor: Alpha Associates, LTD

Project Scope

The Applicant is seeking Preliminary Approval of a Minor Subdivision. The Applicant proposes to reconfigure (6) six lots to create (2) two lots; (1) one 9,800 square foot lot with a pre-existing, non-conforming single-family dwelling, constructed in 1954, having less than required front-yard setbacks; and (1) one new 9,800 square foot lot for the development of a single-family dwelling; in an A-7 Residential Zoning District.

**E. Public Informational Meeting
Major Land Development Project
0 Hallene Road
Conditional Master Plan Approval**

Applicant: NorthPoint Development
Owners: NP Airport Road Warwick, LLC.
Location: 0 Hallene Road
Assessor's Plat: 311
Assessor's Lot: 138 & 191
Existing Lots: Two (2)
Proposed Lots: One (1)
Zoning District: Light Industrial (LI)
Area: 46.5 +/- acres
Ward: 3
Engineer: VHB

Project Scope

The Applicant is requesting Conditional Master Plan Approval of a Major Land Development Project to merge two (2) lots into one (1), and construct a warehouse/ distribution facility, with associated parking, drainage, loading, landscaping and other related appurtenances, on the subject parcel. The Applicant is also requesting a recommendation to the Zoning Board of Review (ZBR) for a dimensional variance for greater-than-allowed building height (Section 302, Table 2B. Dimensional Regulations).

IV. Reports—Discussion ONLY, NO Action, NO Vote:

A. Director/Administrative Officer's Monthly Report

Administrative Subdivisions:

- Perreault Plat AP. 360; Lots 71, 911, & 916
- Remick-Buttonwoods Plat AP. 373; Lots 239, 240, & 242
- Bragg Plat AP. 340; Lots 224, 224, & 353
- Paliotta Plat AP. 253; Lots 1, 22, & 26; & AP. 261; Lot 32
- Sabetta-Nausauket Road Plat AP. 367; Lots 170 & 171

Major Land Development:

- Hillsgrove @ City Centre AP. 278; Lot 144

Major Land Development/Subdivision

- Zarrella-Coburn Plat AP. 360; Lot 71

Administrative Development Plan Review

- O'Reilly Auto Parts AP. 297; Lot 552

V. Adjournment